



HERRIMAN CITY PLANNING COMMISSION MEETING MINUTES

Thursday, November 20, 2014

Approved December 4, 2014

6:08:28 PM **6:00 P.M. Work Meeting**

Attendance

Planning Commission Members:

Chris Berbert
Adam Jacobson
Jessica Morton
Robyn Shakespear
Clint Smith

Council Members:

Mayor Freeman, Coralee Wessman-Moser

City Staff:

Bryn McCarty, City Planner
Sandra Llewellyn, Planning Administrative Coordinator
Heather Upshaw, Planner III
Cindy Quick, Deputy Recorder
Gordon Haight, Assistant City Manager
Blake Thomas, City Engineer
John Brems, City Attorney

Guests:

Please see the attendance sign in sheet.

City Planner, Bryn McCarty welcomes those in attendance and informs the commission that item 2.4 has been continued because the applicant wasn't ready yet. Staff has been working on a noticing policy. The ordinance requires us to list within 300 feet for most everything. We also post signs on the property. She hands out a written policy to the commission for their review and comment. A brief discussion took place.

City Planner, Bryn McCarty reviews the agenda. Item 2.1 is for a proposed Daycare a few emails were received by staff for this item. They were in a commercial spot and have now moved into a home.

Item 2.3 Bowler, staff made some suggestions and she gives opportunity for Lynn Bowler to address the commission. Lynn Bowler explains that they are no longer proposing apartments and the townhomes will be for sale, not for rent. He explains that they readdressed the commercial component as requested but were told the same thing, commercial doesn't make sense in this project. There are, however, two small commercial locations for possible gas stations. The overall density has gone down and the averages for each area have gone down. Pod #1 has a typo it says 3.2 instead of 3. Planner, Bryn McCarty explains that staff suggested they mix up the density in certain pods rather than big pods of townhomes.

Lynn Bowler tells commission that the owner loves the new plan and wants the commission to approve it tonight. The commission and applicant have a lengthy discussion about this development. Topics discussed were parks, alignment of trax, flooding and drainage, roads and traffic, phasing and density.

Item 2.2 Anthem Apartments. This proposal is being brought back because the city council has approved the zoning. The plan is a little bit different than previously submitted and time is turned over to Tim Soffe.

Tim Soffe explains that the changes haven't changed the site plan other than the property to the west of Sagegate changes. There isn't a wall between Sagegate and Yosemite; connections have now been created between the two by turning some of the units. Tim Soffe requests that Clancy Black be allowed to discuss the parking study that was completed.

Clancy Black briefly describes the study and presents the findings. The average for parking comes to 1.59 stalls. Therefore, he recommends 1.7 stalls. For a TOD (Transit Oriented Development) type development that is a 15% reduction which is very reasonable.

A lengthy discussion regarding parking and the development ensued. A brief discussion about a good landlord program took place.

Item 2.4 has been continued.

Item 2.5 is Zaxby's which will be just east of the AutoZone. The Garbett's, building to the east would like to see a wall built between their development and the Zaxby's.

Item 2.6 and Item 2.7 are two separate applications that can be discussed together. This is Trevor Hull's development. The zoning has to be recommended to the city council.

Trevor Hull briefly discusses changes to the plan. Parking stalls have been included around a park. The use of the tot lot park would include a playground or some type of use.

Bryn McCarty reminds the commission that this is a public hearing and recommendation to council. It is two different applicants.

Bryn McCarty briefly discusses city sign ordinance that can be approve by staff. She explains that the Walmart sign does not meet staff requirements, the ordinance allows for larger users to have larger signs. Staff will make them fix this sign. Commission will see this on the next meeting because of conditional use.

[7:02:44 PM](#) Meeting adjourned

[7:08:23 PM](#) 7:00 P.M. ~ Regular Planning Commission Meeting

Attendance

Planning Commission Members:

Chris Berbert
Adam Jacobson
Jessica Morton
Robyn Shakespear
Clint Smith

Council Members:

Coralee Wessman-Moser, Mayor Freeman

City Staff:

Bryn McCarty, City Planner
Sandra Llewellyn, Planning Administrative Coordinator
Heather Upshaw, Planner III
Cindy Quick, Deputy Recorder
Gordon Haight, Assistant City Manager
Blake Thomas, City Engineer

Guests:

Please see the attendance sign in sheet.

1. GENERAL BUSINESS:

[7:08:23 PM](#) Chair Smith welcomes those in attendance.

- 1.1 [7:09:06 PM](#) Reverence / Thought: [Susan Harbert](#)
- 1.2 [7:10:12 PM](#) Pledge of Allegiance: [Joe Ohm](#)
- 1.3 [7:10:50 PM](#) Roll call: [Full Quorum, Jeramy Burkinshaw, Blayde Hamilton, Wayne Hill, and Wade Thompson absent](#)
- 1.4 [7:11:20 PM](#) Approval of Minutes for: [November 6, 2014](#)

Commissioner Robyn Shakespear **MOVES** to approve the minutes for November 6, 2014.

Commissioner Jessica Morton **SECONDED** the motion.

Chair Smith asks for a vote. The vote is as follows:

Commissioner Jessica Morton	Yes
Commissioner Robyn Shakespear	Yes
Commissioner Chris Berbert	Yes
Commissioner Adam Jacobson	Yes

Vote passed.

Motion carried.

2. **REGULAR AGENDA:**

- 2.1 [7:11:43 PM](#) **46C14** – Sanchez – 11811 S Ticaboo Mine Rd – Proposed Home Occupation/Daycare Zone: R-1-10

City Planner, Bryn McCarty orients the commission with an aerial map and other images that she prepared for this item. Staff received several emails and phone calls with concerns/complaints. The applicant was not present.

Chair Smith allows public comments for this item.

Kelly Walker, 11841 S. Ticaboo Mine Rd, is not overly opposed to this daycare but he is concerned about the parking for this facility. There is a stop sign by the home which creates a parking problem in front of the home. The driveway usually has several vehicles parked which makes it unavailable for parking. Ticaboo Mine Rd is one of the main feeder streets for this subdivision and is a very tight road, especially if someone is parked there. The sidewalk in front of their home is a walking path for Midas Creek School. Kelly Walker presents an option of having customers park on 11800 South instead.

Kristie Miller, 11853 S. Ticaboo Mine Rd, has very similar concerns as Kelly Walker. This street is the safe walking route for the school. This is a main entrance into our subdivision and it doesn't allow for backing up very well. She commented that there are two large vans and a bus in their driveway which makes visibility a great concern. Visibility is also a concern if they were allowed to park on 11800 South for those coming out of other subdivisions onto 11800 South.

Robert Bona, 11823 S. Ticaboo Mine Rd, has the same concerns as Kelly Walker and Kristie Miller. He mentions that he is the closest home to this proposed daycare. He sees children going home morning, noon and night and had to report an accident not too long ago because traffic comes through very quickly. He is concerned with the traffic congestion this will bring to this narrow street.

Chair Clint Smith turns to the planning commission for discussion. The consensus of the planning commission was to wait to be able to speak with the applicant to address these concerns.

Commissioner Jessica Morton **MOVES** to continue this item until the next meeting on December 4, 2014.

Commissioner Robyn Shakespear **SECONDED** the motion.

Chair Smith asks for a vote. The vote is as follows:

Commissioner Jessica Morton	Yes
Commissioner Robyn Shakespear	Yes
Commissioner Chris Berbert	Yes
Commissioner Adam Jacobson	Yes

Vote passed.

Motion carried.

It was announced that this item will not be renoticed.

2.2 7:22:03 PM **40C14** – Anthem Utah LLC – 5350 W Anthem Park Blvd – Final Planned Unit Development (PUD) Approval of 422 ‘Class A’ Apartments – Acres: 13.69 Zone: R-2-10 – Units: 422 (*Continued from October 2nd, 2014*)

City Planner, Bryn McCarty explains that this item has been waiting for zoning, which has now been approved. She orients the commission with site plans and layouts. The layout next door to this development has changed. There are additional conditions. This will maintain a ‘Class A’ apartment, including abiding by a good landlord program which would include background checks and credit reports, one family per unit, as well as, providing crossings for pedestrian access to get to the park. This apartment cannot be subsidized. She turns time over to the applicant.

Tim Soffe, 5151 S. 900 E., agrees to the conditions and asks if the commission has any questions.

Chair Clint Smith asks Tim Soffe to explain to those in attendance regarding the parking study and the recommendation provided. Tim Soffe turns the time over to Clancy Black to respond to his request.

Clancy Black, Hales Engineering, did a parking study to determine the adequate amount of parking stalls for this development. The parking demand at 11 different developments (including two in Herriman) was counted based on the occupancy at those developments. The result was an average parking demand of 1.59 occupied stalls per occupied unit. This apartment development is next to a planned trax station and so it is recommended that the developer provide no less than 1.7 parking stalls per occupied unit because it's a transit oriented development.

A lengthy discussion about recommended parking took place amongst commission and the applicant.

7:37:43 PM Chair Smith allows public comments for this item.

Jared Henderson, 12568 S. Heritage Hill Ct., explains that the zoning has already been approved. The discussion tonight is for the design. He is not happy about more apartments, however, this ties into a large commercial complex and as long as this is a ‘Class A’ apartment complex, he is encouraged by that. It also reduces overall density to be built south west of this development. He feels that the commission and the developer are really listening to the concerns of the community. Jared explains that his group has concerns with parking he'd like the commission to stick to 2 places per unit. Another concern is that the same management company currently managing Timbergate and Farmgate will be managing Sagegate as well. The group desires Sagegate to be managed by a different management company. This group would also like the name of the apartment to be a different name. His group feels concerned with the exterior materials of this complex. They would like exterior brick and stone.

Chair Smith asks City Planner Bryn McCarty to explain why a different parking amount of stalls can be used for this development. Bryn McCarty responds that because it's a PUD which allows for a lower number, and because it is next to a large transit development, which would encourage transit use.

Brett Atkinson, 12659 S Starlite Hill Ln, questions the plan and how it shows that Main Street will be heading into parking stalls. He was informed that the road he was concerned with is not Main Street. He asks the commission if the city would put up barriers to discourage parking on 11800 South. He questions what the benefit to the city and the community is by allowing this development to reduce the parking in this complex. He is concerned with the amount of vehicles that are possible for this development with the amount of 1 bedroom, 2 bedroom and 3 bedroom units. He requests that a new parking study be done. He states that just because you can allow it doesn't mean that you should. He feels frustrated that there is no confirmation for the train station yet we feel fine about allowing a lower parking requirement as if it is already there.

Chair Clint Smith asks Tim Soffe to clarify the percentage of units in this complex. He responds that 18% are 1 bedroom units, 48% are 2 bedroom units and the balance is 3 bedroom units (34%).

Aaron Fish, 12546 S. Sunlight Hill Ct, echoes what has been said. He asks the commission what the benefit to the city is of allowing a lower amount of stalls for this development. He feels that there needs to be more parking planned in this development. He also voices a desire for Herriman to be more open.

Reed Chadwick, 11892 S Quarry Ridge Cv, appreciates the background on this project. He would like a different management company for these apartments. He would like this to be the cap on high density housing.

Elizabeth Jones, 12576 S Sunlight Hill Ct, doesn't want this to be subsidized housing. She is worried about the development next to the townhomes and the spillover from the apartments to the townhomes. She feels that it would be a good idea to put up a wall in between these two developments.

Bruce Ingleby, 4868 W Red Mountain Cir, (Riverton, UT) is concerned with guest parking and that it will be covered. He would think that would signify an owner spot not a guest spot. He would suggest that those spots be designated for guest parking. He would like a new parking study done taking into account peak parking times.

Jaimi Brewer, 5297 W Brundisi Wy, questions the quality of this apartment complex. Is there a clause that states after so many years (20, 30, 40 years) that the owners are required to upkeep the building to keep it a 'Class A' apartment complex?

Sheldon Hamilton, 1536 Green Apple Street, South Jordan UT, is concerned with the amount of apartments that are being allowed in Herriman and worries if they will be maintained and taken care of.

Jared Henderson, 12568 S. Heritage Hill Ct., explains that the people of Herriman have rebelled against density and the main goal is to make a difference by getting this information out to everyone. He asks Sheldon if he'd like to be added to his group so he can get him the notices.

[8:07:47 PM](#) Chair Clint Smith gives Tim Soffe time to respond to the concerns presented tonight.

Tim Soffe explains that the parking analysis was not done subjectively; 11 complexes were analyzed for the study. The study was done at night because during the day most occupants are at school or work. The apartments will be managed by the same management group but this complex will have a different management team. The materials of this complex are hardy board, metal and stone. These materials make this building a maintenance free building. He notes that the apartment complexes studied for the analysis were not close to large transit. He shows that tandem parking spaces are larger in this apartment than in other complexes. This development has a precast concrete wall along the entrance of the development to discourage on-street parking on 11800 S. This apartment complex will be financed with a 35 year loan and that loan requires them to keep the complex updated and in good repair during the loan time. He comments that he likes the placement of this complex.

Jaimi Brewer speaks to the quality of the complex. She is concerned with the owner keeping the quality up because that owner doesn't live there. She feels that the owner won't be concerned with the look of it in several years from now. If there isn't any clause requiring the owner to update the building in several years from now, the owner won't care if it's still a 'Class A' or 'Class B' complex in the future.

Chair Clint Smith comments that he feels like there needs to be more brick and masonry on this building to help it withstand the test of time. The concern of maintaining this building is also important to him.

Commission and applicant have a lengthy discussion regarding parking. Commission would like to designate visitor parking and wants the complex to be maintained as 'Class A' apartments to include building maintenance and grounds maintenance.

Chair Smith reviews amendments suggested during the discussion amongst commission. Item 8, to reflect designated number of 85 unassigned stalls reserved for visitor parking, and upon complaint if these parking spaces are being used for more than visitors, that a new parking study be required. Item 17, pedestrian and road cross connections to the townhome development to the west to include three pedestrian and two road. Item 18, maintain as a 'Class A' project to include, but not limited to, abiding by a good landlord program which would include a restriction of one family per unit, background check, credit check and regular exterior maintenance and ground maintenance. Item 19, would specify that this would not be in any fashion a rent subsidized project. Item 20, would be for a precast wall along Anthem Park. Amend item 13 to say six foot masonry precast on the north and south property line and delete the sentence that says this can be rhino rock.

Commissioner Adam Jacobson says not to delete fencing on the east side. Item 12 would be to require fencing on east side and work out the type of fencing with UTA. The fence on the east side might not happen right away – it might take a year or two. Timing should be by the end of the project.

Commissioner Adam Jacobson **MOVES** to approve this item with all of the requirements just listed total of 20 and the amendments to 8, 12 and 13.

Commissioner Jessica Morton **SECONDED** the motion.

Chair Smith asks for a vote. The vote is as follows:

Commissioner Jessica Morton	Yes
Commissioner Robyn Shakespear	Yes
Commissioner Chris Berbert	Yes
Commissioner Adam Jacobson	Yes

Vote passed.

Motion carried.

2.3 [8:51:40 PM](#) **38C14** – Bowler Properties – 12200 S 5100 W – Preliminary Planned Unit Development (PUD) of Single Family Lots and Townhomes – Acres: 152 – Zone: R-2-10 – Units: 1146 (*Continued from September 4th, 2014*)

City Planner, Bryn McCarty orients the commission with aerial maps and layouts. She explains that some changes happened to the plan. Those changes are: no more apartments, townhomes are for sale not for rent, and townhomes are mixed with single family. She also mentions that the trax line will come through this development. Flooding and drainage have been a concern with the commission and residents. Traffic congestion has also been of concern.

Lynn Bowler, 7100 S 5490 W, explains that apartments are no longer part of this plan. Townhomes and condos will not be for rent. Single family and townhomes will be proposed around a church on the east side. Commercial has been added at the intersection of Herriman Parkway and Anthem Park Blvd. Commercial is possible in another small area. Flood control was the biggest surprise and goes across 6000 West. He notes

that development will help take care of those issues but it does need proper approval through the Herriman City Engineer and the County Flood Control Department. Two natural drainages will be incorporated into the development and beautified. Regarding density, single family detached dwellings are 3-6 units per acre which went up from 232 to 247; 7-10 went up by one to 288. Townhomes (attached) went down to 596 from 620. There was an overall drop of 16 units down to 1131 dwelling units overall. The open space requirement is 36.5 acres and it currently sits at 41.3 acres. The two proposed church sites would cause the density to decrease an additional 40 units. He notes that in the orphan piece it is 3 dwelling units per acre not 3.2.

9:00:39 PM Chair Clint Smith allows public comment on this item.

Jared Henderson, 12568 S. Heritage Hill Ct., appreciates the process that takes place for these items to be approved. He feels concerned with the density of this project. The City Council has given direction to the planning commission to look to the lower density in these zones. He is concerned with land use and the proposed trax line alignment. He is also concerned with the traffic pattern and the lack of connectivity through this neighborhood with other properties around it. He would like to see a more extensive drainage study done for this area and the surrounding neighborhoods as well. A contamination and mitigation plan was requested. Larger parks were requested, instead of the pocket parks currently proposed, to allow the community to utilize the park for sports and recreation.

Robin Glassey, 12513 S Heritage Hill Ct, met with the Bowlers and notes that they have listened to the residents in regard to taking apartments out of the plan. She explained that Lynn Bowler made it clear to her that no further reductions can be made and have this project remain be viable. She feels that the Millers need to allow further conversations about decreasing the density. She desires Anthem to be the cap on high density in Herriman.

Elizabeth Jones, 12576 S Sunlight Hill Ct, thanks the commission for the time in listening to concerns. She is concerned with the roads in, out and through the development. Getting in and out of the neighborhood will be difficult and traffic and walking safety would be a concern.

Lisa Brown, 5908 W. Grandpere Ave, concerned with flooding and drainage in this area. She is not in favor of a gas station for the commercial piece and feels an office complex would be better than fast food or a gas station. She would like additional changes to the plan and echoes Jared Henderson's comments.

Brett Atkinson, 12659 S Starlite Hill Ln, concerned with rumors of contaminated soil and asked commission if there is contaminated soil in this area. The response was yes, there is contaminated soil. He requested awareness of that contamination and a mitigation plan of cleaning it up. He refers to the 2025 Plan that was recently approved and how he strongly supports that plan. He would like to see the area next to Main Street as commercial. He explains in detail his desire for commercial in this area and feels it to be a great strategic location for commercial with the amount of traffic that comes through.

Jared Henderson comments that the existing zoning condition limits this parcel to 1093 units verses what was stated earlier (1131 units).

Randy Bowler, 6663 S 2200 W, West Jordan, UT comments that he's neighbors to several apartments and he understands the concerns of density, however, he requests an approval for this application because this has already been zoned and he is seeking to develop under that existing zone. He mentions that he is aware of the drainage, flooding and soil contamination issues and he will deal with them properly. He requests to have at least a skeleton project so he can move forward with those additional studies that need to be completed.

Robin Glassey explains that approval for Anthem was a very lengthy process and Anthem made several reductions in terms of density. She comments that residents are asking for more reductions to be made in this development.

Jared Henderson would like to see a significant reduction in density.

Sherry Ohrn, 13892 S 7300 W, is concerned that the master plan shows commercial in this area however, on this plan, it shows residential. The response was that she is right, however, the master plan tries to forecast what we'd like to see development wise in the future, it does not take into account what the current zoning on that land is.

David Watts, 14461 S Windom Rd, asks for clarification regarding mix of townhomes and single family. He'd like to see the townhomes clustered together.

[9:32:44 PM](#) Chair Clint Smith turns time over to Lynn Bowler.

Lynn Bowler addresses the concerns expressed. The original zoning was inherited and capped at 6.3 units per acre and there was commercial included, approximately 15 acres. This was zoned separate from the anthem project. Part of the approval included apartments as well. The zoning allows from 4.7 – 8 units, however, the cap of 6.3 was put in place. Current zoning proposed would be 6.9 units per acre. Regarding the trax line, it's been our intention to be flexible regarding the alignment through this development. A traffic study, storm drain and impact study will be part of our approval. Regarding contaminated soils, there is a study online. The contamination is from the mining and it is a significant cost to mitigate. They will share that with the commission and a meeting can be held to disseminate that information to the residents, if that's something the commission requires. Larger sized parks will be included for better community use. The orphan piece will not have commercial because they don't have enough frontage. He agrees that this is a significant area in Herriman. The mixed use zone is for single family detached 3-6 dwelling units per acre. Pod #2 will be single family, 4.4 dwelling units per acre. Pod #3 is a mix 5.8 dwelling units per acre. Pod #4 will be a mix of single and multi-family dwellings and will be 9.6 dwelling units per acre. Pod #5 is at 12.6 dwelling units per acre and pod #6 is 13.9 units per acre. Overall average is down from the last proposal. The density would decrease by 40 units overall should the two church sites be approved. He respectfully requests action on this item.

Discussions amongst the commission ensued. Concerns with the density, trax alignment, traffic, roads, commercial and contaminated soil were all discussed. The applicant was asked about why there was no proposed commercial and the response was that there is no on / off ramp along Mountain View Corridor and therefore commercial is not viable.

Jaimi Brewer, 5297 W Brundisi Wy, wonders if commercial units could be added where a store is on the bottom of a unit and residential is above. This request was received well by the developer.

The discussion regarding commercial in this development continued. Commission requested larger parks and a decrease in density. The commission also asked for a phasing plan for this development.

The applicant asked for a summary of requests. He understands that they desire commercial in and around trax and less density. He explains that density will not change with his next proposal but he will bring back a phasing plan and will show a mixed use zone as well as increase the size of parks.

Chair Clint Smith asks City Planner, Bryn McCarty to reiterate the number provided in the zoning attachment. She reminds the applicant that it does say a maximum of 1093 units. Chair Smith asks the applicant to make sure this is vetted and very clear to the developer.

Commissioner Adam Jacobson **MOVES** to continue this item to the next meeting on December 4, 2014.

Commissioner Jessica Morton **SECONDED** the motion.

Chair Smith asks for a vote. The vote is as follows:

Commissioner Jessica Morton	Yes
Commissioner Robyn Shakespear	Yes
Commissioner Chris Berbert	Yes
Commissioner Adam Jacobson	Yes

Vote passed.

Motion carried.

- 2.4 [10:10:25 PM](#) [08Z14](#) – MD & L LC/Ken Olson – 5200 W 12600 S – Rezone from A-1 (Agricultural) to R-M (Multi-Family) – Acres: 7.42 (*Public Hearing held on May 1st, 2014*)

Chair Smith explains that the applicant asked this item to be continued and apologizes to the audience about forgetting to mention it earlier.

Commissioner Jessica Morton **MOVES** to continue indefinitely.

Commissioner Chris Berbert **SECONDED** the motion.

Chair Smith asks for a vote. The vote is as follows:

Commissioner Jessica Morton	Yes
Commissioner Robyn Shakespear	Yes
Commissioner Chris Berbert	Yes
Commissioner Adam Jacobson	Yes

Vote passed.

Motion carried.

[10:11:40 PM](#) Chair Smith calls for a Five Minute break

- 2.5 [10:20:21 PM](#) [47C14](#) – Wright Development Group – 13400 S Moorfield Drive – Conditional Use Approval for a Zaxby's – Acres: 0.81 – Zone: MU-2

City Planner, Bryn McCarty orients the commission with site plans, aerial maps and images of the elevations prepared for this item. She mentions that they will be sharing the driveway with the credit union on 13400 S. The fencing will be required on the north side and the builder on the east side has requested fencing to continue on the east side as well.

Richard Pigot, 515 S. 700 E. Ste 3F, is representing Spencer. Zaxby's will be 3700 square feet and a quick service restaurant with a drive through. Parking is 10 stalls per thousand with a good circulation for the drive through. Shared driveway will be a little further to the east then what may have been approved by America First. There will be a shared access agreement for the shared driveway. The red color on the building is a hardy board product.

Commissioner Chris Berbert **MOVES** to approve this item with staff requirements adjusting item 9 to put the six foot masonry wall along the north and west of the property.

Commissioner Robyn Shakespear **SECONDED** the motion.

Chair Smith asks for a vote. The vote is as follows:

Commissioner Jessica Morton	Yes
Commissioner Robyn Shakespear	Yes
Commissioner Chris Berbert	Yes
Commissioner Adam Jacobson	Yes

Vote passed.

Motion carried.

Chair Smith responds to a question of how far the wall needs to extend by stating he provide barrier to the buildings but allow visibility. Staff can work with him for how far the wall needs to extend.

2.6 [10:26:51 PM](#) [14Z14](#) – Hull – 13849 S 7530 W – Rezone from A-1 (Agricultural Minimum 1 Acre) to A-.25 (Agricultural Minimum 10,000 SF) – Acres: 10 (**Public Hearing**)

City Planner, Bryn McCarty discussed these two items together. She orients the commission with site plans, aerial maps and other images prepared for this item. A large park of 1.97 acres is included in this development. This is a recommendation to the city council. Staff has recommended a zoning condition of 2.6.

Trevor Hull, 558 Pumpkin Patch Drive, Saratoga Springs, explains that this is big enough for a PUD but the lots were small and neither the neighbors nor the city want that. So they incorporated a two acre park which will serve the community and it will act as a detention pond as well. This layout keeps the 10,000 square foot lot size.

[10:34:24 PM](#) Chair Smith opens the meeting for public comment and calls for any citizen who wishes to speak to come to the podium, fill out a comment form and state their name and address for the record.

Citizen Comments:

Sherry Ohm, 13892 S 7300 W, feels like this is the last chance for an agricultural subdivision and this proposal is not an agricultural subdivision. There is no where in Herriman that someone can buy an acre lot. She understands that A.25 is allowed in this area but is concerned that 'Herriman' is going away and roof tops are taking its place. She is deeply concerned with the infrastructure of our city as well and how problems with road conditions and dangerous intersections are not being addressed.

David Watts, 14461 Windom Road, applauds the developer for the ¼ acre lots and the large park. David supports this development.

Sheldon Hamilton, 1536 Green Apple Street, SJ UT, said that he was told 7530 would be paved and asks if they are doing a storm drain as well and asks if that is happening still. The response from City Planner McCarty is that it will happen in the spring and eventually go through Gina Road.

[10:40:28 PM](#) Chair Smith closes public comment.

Commissioner Jessica Morton **MOVES** for recommendation to city council with a zoning condition of 2.6.

Commissioner Robyn Shakespear **SECONDED** the motion.

Commissioner Jessica Morton Yes

Commissioner Robyn Shakespear Yes

Commissioner Chris Berbert Yes

Commissioner Adam Jacobson Yes

Vote passed.

Motion carried.

2.7 [10:42:54 PM](#) [15Z14](#) – Hull – 13841 S 7300 W – Rezone from A-1 (Agricultural Minimum 1 Acre) to A-.25 (Agricultural Minimum 10,000 SF) – Acres: 17.9 (**Public Hearing**)

[10:40:33 PM](#) Chair Smith opens the meeting for public comment and calls for any citizen who wishes to speak to come to the podium, fill out a comment form and state their name and address for the record.

Citizen Comments:

Sherry Ohrn, 13892 S 7300 W, feels like this is the last chance for an agricultural subdivision and this proposal is not an agricultural subdivision. There is no where in Herriman that someone can buy an acre lot. She understands that A.25 is allowed in this area but is concerned that 'Herriman' is going away and roof tops are taking its place. She is deeply concerned with the infrastructure of our city as well and how problems with road conditions and dangerous intersections are not being addressed.

[10:40:49 PM](#) Chair Smith closes public comment.

Chair Clint Smith applauds the developer for pulling these properties together to look at meeting future needs of this area.

Commissioner Jessica Morton **MOVES** for recommendation of approval to the city council with a zoning condition of 2.6.

Commissioner Robyn Shakespear **SECONDED** the motion.

Chair Smith asks for a vote. The vote is as follows:

Commissioner Jessica Morton	Yes
Commissioner Robyn Shakespear	Yes
Commissioner Chris Berbert	Yes
Commissioner Adam Jacobson	Yes

Vote passed.

Motion carried.

3. NEW ITEMS OF SUBSEQUENT CONSIDERATION (OTHER):

4. ADJOURNMENT:

Chair Clint Smith calls for a motion to adjourn.

Commissioner Jessica Morton **MOVES** to adjourn the meeting and the motion passed unanimously.

Meeting adjourned at [10:44:09 PM](#).

5. FUTURE MEETINGS:

5.1 Planning Commission Meeting - Thursday, **December 4, 2014** @ 7:00 PM

5.2 City Council Meeting - Wednesday, **December 10, 2014** @ 7:00 PM

I, Cindy Quick, Deputy Recorder of Herriman City hereby certify that the foregoing minutes represent a true, accurate and complete record of the meeting held on November 20, 2014. This document constitutes the official minutes for the Herriman City Planning Commission Meeting.


Cindy Quick, Deputy Recorder